

AN ORDINANCE

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE CITY OF ATLANTA'S 2004-2019 COMPREHENSIVE DEVELOPMENT PLAN (CDP) SO AS TO REDESIGNATE PROPERTIES LOCATED THROUGHOUT THE CITY OF ATLANTA FROM VARIOUS LAND USE DESIGNATIONS TO VARIOUS LAND USE DESIGNATIONS ; AND FOR OTHER PURPOSES

NPU's:
A, B, C, D, E, F, H, K, M, O, P and Y

COUNCIL DISTRICTS:
1,2,3,5,6,7,8,9,10 and 11

WHEREAS, the Bureau of Planning has conducted a planning process to update the Comprehensive Development Plan, also known as the Atlanta Strategic Action Plan, according to the Minimum Planning Standards established by the Georgia Department of Community Affairs and that the CDP includes a Land Use element and the Future Land Use Map; and

WHEREAS, all Neighborhood Planning Units (NPU) were asked to review the 2004-2019 Land Use Map and submit changes to the Land Use Map; and.

WHEREAS, the Bureau of Planning staff held Land Use Workshop on June 14 and June 23, 2007 with NPU representatives in order to identify potential changes to the Land Use Map; and

WHEREAS, many NPUs submitted recommended changes to the Land Use Map; and

WHEREAS, the Bureau of Planning staff has evaluated each proposed change and made recommendations for approval or denial. The land use changes recommended for approval are listed in Table 1, Exhibits A-L and Exhibits 1-40.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HERBY ORDAINS:

SECTION 1: That the 2004-2019 Comprehensive Development Plan (CDP) of the City of Atlanta is hereby amended by changing the Land Use Map of said Plan so as to redesignate properties located throughout the City of Atlanta from various land use designations to various other land use designations, as shown and described in Table 1, Exhibits A-L and Exhibits 1-40, which are hereby made part of this ordinance.

SECTION 2: That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

TABLE 1: Proposed CDP/ASAP Land Use Changes Recommended for Approval by the Bureau of Planning

Exhibit Number	Land Use Change #	Address	Existing Land Use Designation	Existing Zoning	Proposed Land Use Designation	NPU	Council District	NPU Recommendation
1	1	1798 Flagler Street	TCU	R4	Single Family Residential	F	6	Approved
2	2	Highland Park Ave	Low Density Commercial	C1	Medium density residential	F	6	Approved LDR
3	3	1440 Dutch Valley Place	Industrial	I-1	Low Density Commercial	F	6	Approved
4	5	Harper and I-75, Maritimes Street	Single Family Residential	R-4	Open Space	D	9	
5	6	1661, 1665, 1667, 1669 & 1671 Defoor Ave	Very High Residential	C-1, I-1	Medium Density Residential	D	9	
6	7	1115, 1119, 1123 & 1127 Seaboard Ave	Low Density Residential	R4	Single Family Residential	D	9	
7	8	1142 & 1146 Davis Street	Medium Density Residential	RG2 and R4	Single Family Residential	D	9	
8	9	1074, 1087 & 1062 Davis Circle	Medium Density Residential	RG2 and R4	Single Family Residential	D	9	
9	11	175 at the Chattahoochee River	none	OI	private Open Space	A	8	Approved
10	12	Philpps Blvd and 721 Long Leat Drive	High Density Residential & Single Family Residential	PDH and R3	Medium Density Residential	B	7	Approved
11	13	3446-3512 Roxboro Road & MARTA Rail	Medium Density Residential & High Density Commercial	PD-OC and R-3	Medium Density Residential 0-8 units per acre	B	7	Approved
12	14	61 16th Street	High Density Commercial	RG-3	Medium Density Residential	E	6	
13	15	13th street	High Density Commercial	SP116 sa2	High Density Residential	E	6	
14	16	25 - 100 26th street, 51-57 25th Street	Medium Density Residential	RG3 and R-4	Single Family Residential	E	8	
15	17	35 Walker	Medium Density Residential	RG-3	Single Family Residential	E	6	
16	18	14 and 10 The Prado	Medium Density Residential	RG-3	Single Family Residential	E	6	
17	19	185-189 Westminster and 9-26 Park Lane	Medium Density Residential/Open Space	RG-3	Single Family Residential	E	6	
18	21	Fowler st, 14th street and Connector	Industrial	I-1	Mixed Use	E	2	
19	22	575 14th street between Mescalini and Flynn streets	Industrial	I-1	Office/Institution	E	3	
20	23	1036 to 1078 Hampton Street	High Density Residential	R-5	Medium Density Residential	E	3	
21	25	Parks in NPU K	Single Family Residential	R-4	Open Space	K	3	
22	26	3330-3361 MLK Drive W of I-285	Low Density Commercial	C-1	Mixed Use	H	10	
23	29	4398 and 4400 Boulder Park Drive	Single Family Residential	R-3 and R-4	Open Space	H	10	Deferred
24	30	Niskey Lake Trail / McIntosh Trail / Kimberley Road	Single Family Residential & Medium Density Residential	R3 and RG-3	Private open space	P	11	Approved
25	32	CSX Road	Industrial, Mixed Use and Low Density Residential	I-1, R-5 & R-4	Open Space	D	9	
26	33	Adams Drive 17 0244L0506	Mixed Use	OI	Open Space	D	9	
27	38	2329 Adams Drive	Low Density Residential	PDH	Open Space	D	9	
28	39	789, 791, 795, 803 & 807 Forrest	Industrial	I-1	Low density residential	D	8	
29	40	635, 643, 653 Holmes, 652, 630 and 622 Beller eade	Medium Density Residential	R-4A, C-2	Low Density Residential	D	8	
30	41	Parrot Ave and 2975 Wales Ave	Industrial	I-2	Open Space	D	9	
31	42	2201-2310 Bohler Road and Bohler Mews	Low Density Residential	R-3	Single Family Residential	C	9	Approved
32	43	2283-2377 Pine Grove Drive	High Density Residential	R-4	Single Family Residential	C	9	Approved
33	46	1753, 1829-1847, 1861, 1901-1917, 1921-1925, 1927-1935 and 1937-1943 Peachtree Road	High Density Commercial	R-4	Single Family Residential	E	7	
34	59	312 Rocky Ford Road, 295 and 300 Norwood Ave, 2005=2055 College Ave.	Single Family Residential & Low Density Commercial	C1, R4A	Low Density Commercial	O	5	Approved

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35	60	2023 Oakview Road	Single Family Residential	R4A	Medium Density Residential	O	5	Approved
36	64	Hosea Williams Drive & Second Ave	Low Density Commercial and Single Family Residential	MRC1, C1	Low Density Commercial	O	5	Approved
37	66	North Ave, Piedmont Ave, Pine Street and Central Park Place	High Density Residential and High Density Commercial	C-4	Mixed Use/open space	M	2	
38	69	North of Englewood Ave	High Density Residential	I-1	Open Space	Y	1	Approved
39	70	Hill Street and Englewood Ave	High Density Residential	I-1	Community Facility	Y	1	Approved office institution
40	74	Gault/Casanova and Federal Terrace	High Density Commercial	MR3	Medium Density Residential	Y	1	
		All City of Atlanta Parks and land that will be parks, cemeteries	Various designations	Various	Open Space	All	All	
		Atlanta Board of Education Schools, Fire stations, Health Centers, Senior Centers, other city facilities	Various designations	Various	Community Facilities	All	All	

LARGE ATTACHMENT:

DOCUMENT(S),

MANUAL(S)

OR

MAP(S)

NOT COPIED,

PULL ORIGINAL

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